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As a real estate appraiser, XM Instant Traffic and weather is a very valuable tool because it enables me to shorten my commute at the beginning and end of the day, and it assists me in getting to appointments in a more timely fashion during the day. I often don't have the ten minutes required to get a traffic update from WTOP AM Radio. None of the other local radio stations that I listen to have a predictable schedule like WTOP does for traffic and weather updates. I require traffic and weather information that is complete, accurate and frequent. The only way I can get these features is by listening to XM Radio.